B-4454

2520-34 DRUID HILL AVENUE

BALTIMORE CITY, MD

A handsome, intact example of flat-fronted rowhouses executed in rusticated stone and brownish brick. These rowhouses were built circa 1893 in the Romanesque Revival style. Private access.

D INVENTORY OF HISTORIC PROPERTIES FORM SANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
1. Name of Property
historic name N/A
other names/site number rowhouses/ B-4454 (preferred)
2. Location
street & number 2520-34 Druid Hill Ave. not for publication
city or town Baltimore vicinity N/A state Maryland code MD county Baltimore City code 510 zip code 21217
3. State/Federal Agency Certification N/A
. National Park Service Certification N/A
5. Classification
Ownership of Property (Check as many boxes as apply) x private public-local public-State public-Federal Category of Property (Check only one box) x building(s) district site structure
object
Number of Resources within Property Contributing Noncontributing 8

(Page 2)

(2520-34 Druid Hill Ave.)
(Baltimore City, MD)

Number of Register	contributing resources	previou	ısly lis	sted in	the Nation	al	
part of a	elated multiple property multiple property listi	ng.) l	I/A				
6. Functio	n or Use						
	unctions (Enter categor						
Cat: D	DOMESTIC	Sub:	multipl	le dwell	ing		
Current Fu	nctions (Enter categori	es fro	n instru	uctions)			
Cat: D	DOMESTIC	sub:	multipl	le dwell	ing	_	
1. Descrip	tion						
	ral Classification (Ent						
F	Romanesque						
	(Enter categories from	instru	ctions)				
roof	BRICK						
M. 44-11-14-11							
other	sandstone, METAL						
	Description (Describe on one or more continuat						the

8. Statement of Significance See continuation sheet.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

B-4454

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Period of Significance c. 1893-1940
Significant Dates c. 1893
Significant Person (Complete if Criterion B is marked above)
Cultural Affiliation N/A
Architect/Builder James B. Yeatman, builder
arrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.
9. Major Bibliographical References
Maps
Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896. Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877. Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928. Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.
Baltimore City Directories
Baltimore City Land Records
10. Geographical Data
Acreage of Property Lot = 13'11" x 113'

SDI/NPS NRHP Registration Form

B-4454

(2520-34 Druid Hill Ave.) (Baltimore City, MD)	(Page 4)
UTM References (Place additional UTM references on a continual Zone Easting Northing Zone Easting Northing	
zone Easting Morthing Zone Easting Morthing	
1 3	
See continuation sheet.	
Verbal Boundary Description (Describe the boundaries of the p	roperty.)
Block 3411, Lots 6-14	
Boundary Justification (Explain why the boundaries were selec The boundaries are based on a city lot(s) retaining original p	
11. Form Prepared By	
name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Hi organization Robinson & Associates date July 1992 street & number 1710 Connecticut Ave., NW telephone (202) city or town Washington state DC zip code 20009	storians
Property Owner	
(Complete this item at the request of the SHPO or FPO.) name multiple owners	
street&numbertelephonetry or town Baltimore state MD zip	code 21217MD

NPS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 5 & 6 Page 1

2520-34 Druid Hill Avenue name of property Baltimore City, Maryland county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: James B. Yeatman, builder

PS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

2520-34 Druid Hill Ave. name of property Baltimore City, Maryland county and State

This handsome, intact example of flat-fronted rowhouses executed in rusticated stone and brownish brick speaks to the aspiring middle class through its scale and rich materials. It was designed in a heavy, weighty Romanesque Revival style, c.1893.

The three-story and three-bay units have first floors faced with coursed, rusticated stone, and the houses alternate double-arched or paired linteled windows; they all have linteled doors with transoms, and segmental-headed windows in the upper stories. Most windows are one-over-one double-hung sash, and most transoms--above the doors, and above the first-floor arched indows--contain glass. The upper stories are made of the brown brick. The pracketed cornice is of stamped metal with ventilator panels.

OMB No. 1024-0018

PS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

2520-34 Druid Hill Ave. name of property Baltimore City, Maryland county and State

SIGNIFICANCE

This elegant row was built c. 1893 by James B. Yeatman in a manner suggesting an upgrading of the image of the Avenue.

On March 27, 1893, Elias A. and Harriet B. Blackshere leased eight lots of land on the southwest side of Druid Hill Avenue, northwest of Retreat Street, to James B. Yeatman. (Liber J.B. 1494, Folio 36.)

The City Directory of 1893 lists Elias A. Blackshere as a dealer in ommerical live stock, with offices at the Union Stock Yards, and a home at 38 N. Fulton Avenue. Like much of the survey area, those in the live stock trades (butchers, live stock wholesalers, and tanners) had the money to invest in real estate in the neighborhood. The same year's City Directory lists Yeatman as a carpenter and builder with office at 1833 West Baltimore. Evidenced by an advertisement in that Directory, Yeatman appears to have run a business on a larger scale than some of the other builder/carpenters in the survey area:

James B. Yeatman,
Carpenter and Builder
Dwelling Houses and Stores of All Kinds For Sale
Also Ground Rents for Sale
1833 W. Baltimore Street, Baltimore, Md

In addition to a description of the 13'11" lot size which matches those at 2520-34 Druid Hill Avenue, we know Yeatman was responsible for these lots due to an agreement he executed to use the wall at 2334 Druid Hill Avenue (today's 2336 Druid Hill Avenue) for construction purposes. (Liber J.B. 1498, Folio 48.)

That same year, Yeatman took out a mortgage on four of the lots from Charles F. Nitsch. (Liber J.B. 1532, Folio 366.) Nitsch is listed in the 1893 City Directory as a brick manufacturer, located at Milliongton Avenue near Wilkens. This manufacturer may be the origin of the fine brown brick on the owhouses.

OMB No. 1024-0018

PS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

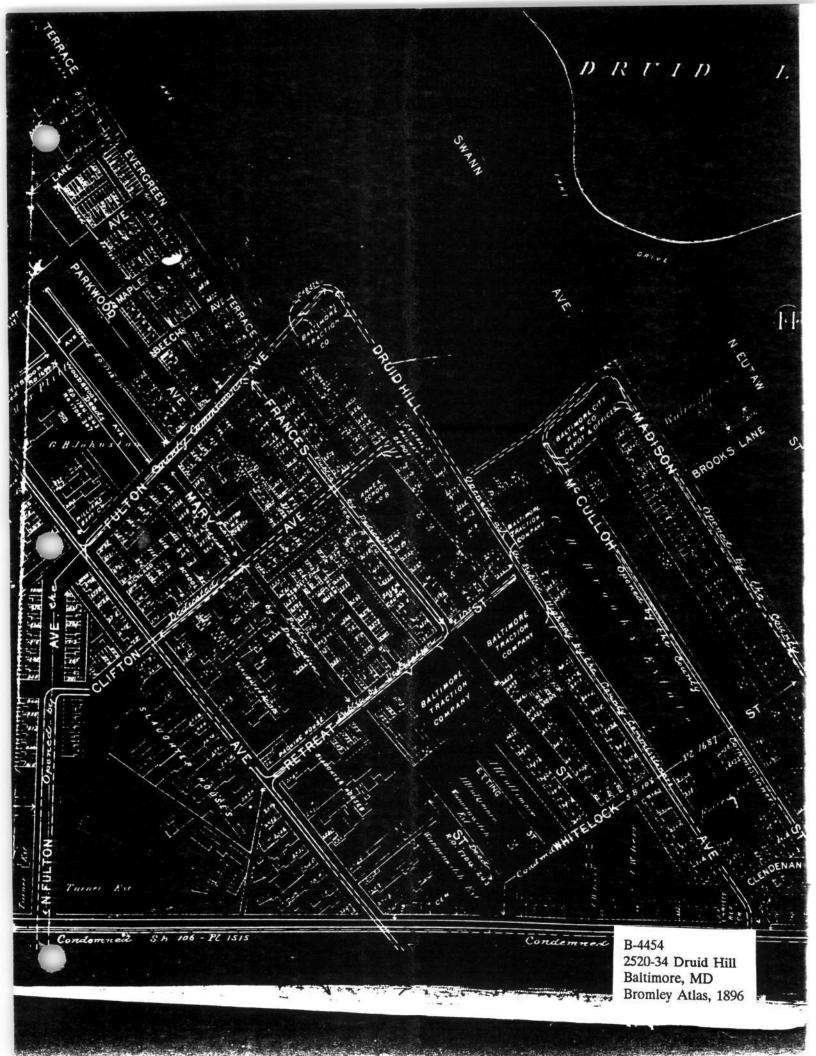
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

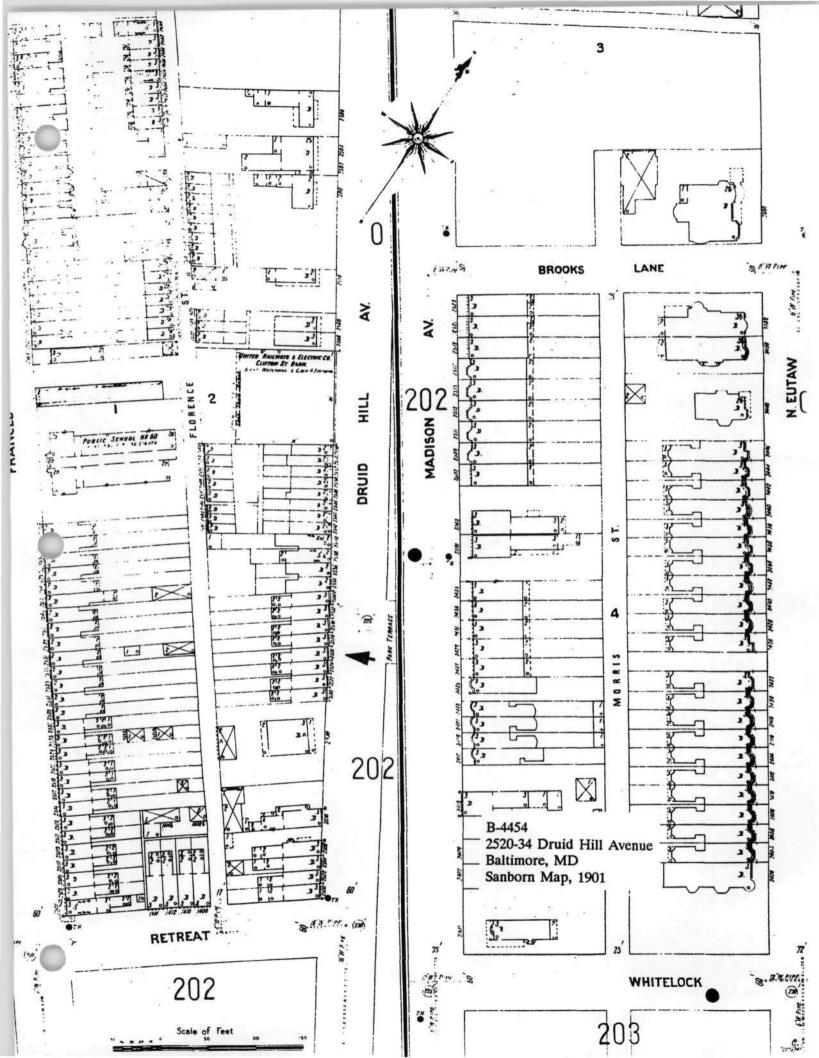
Section 8 Page 2

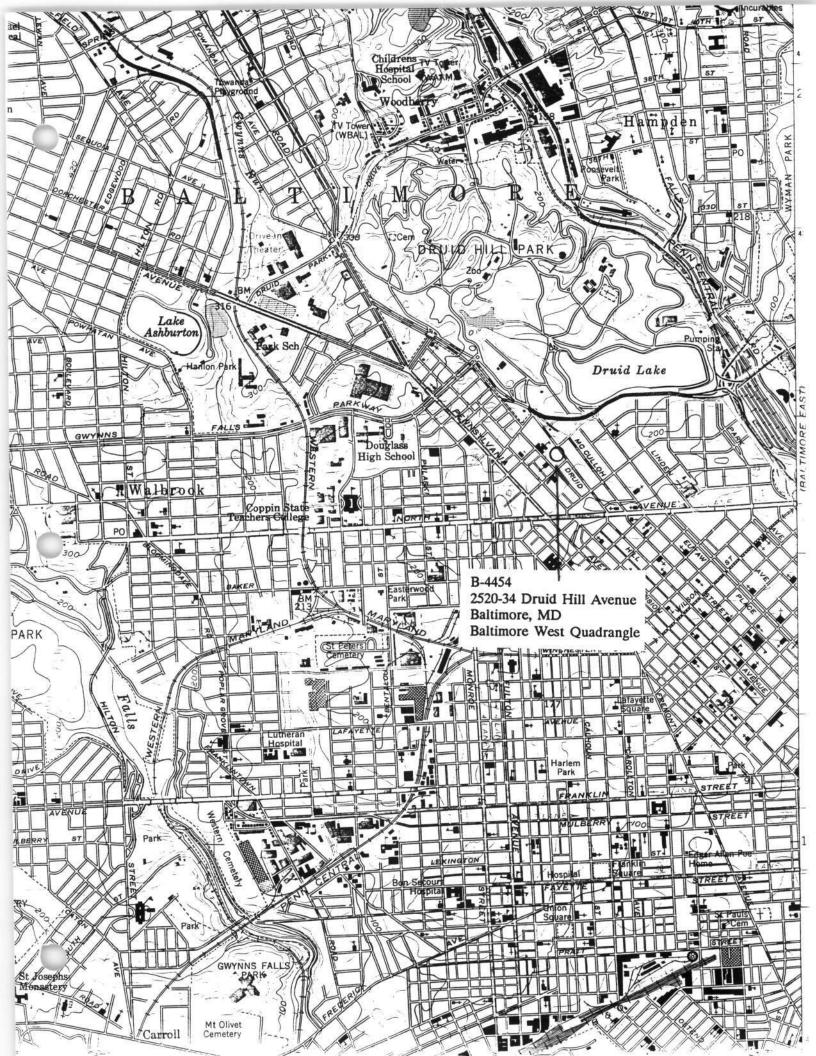
2520-34 Druid Hill Ave. name of property Baltimore City, Maryland county and State

While the original occupants are not known, by 1900 this block of Druid Hill Avenue was populated by whites who listed their occupations as the following: foreman, motorman, driver, fireman, butchers, draftsmen, bookkeeprs, and conductor. The railroad and/or streetcar system and the slaughterhouses still provided much of the opportunity for residents in Penn-North.

RECONNAISSANCE-LEVEL SURVEY FORM						
Neg. No7/13						
Historic Name						
Current Name/Use						
Address(es)2520-34 Druid Hill Avenue						
Resource/Property Typex Rowhouses Commercial Structure						
Public/Institutional Building Attached Public Housing Site Other						
Stories 3 + B Note:						
Primary Material <u>brick</u> Secondary Material <u>sandstone</u> , stamped metal						
Roof Formflat						
No. of Bays in Unit/Facade 3 If Rowhouse: x Flat Front Swell Front Porch						
Window Type: _x Double-Hung Door Type: _x Single-Leaf						
Architectural Style Romanesque Revival Date c. 1890-1901						
Summary/Noteworthy Features: Intact example of flat-front, but weighty Romanesque Revival. Fine materials (stone and brownish brick) and three-story stately character likely signal housing for the middle class. First floor has rusticated stone facing, units alternate double arched window or paired linteled windows, all have linteled doors and segmental-headed windows in 2nd and 3rd stories. Upper stories have brownish brick. Stamped metal bracketed cornice with ventilator panels.						
Alterations: Formstone X Vinyl/Aluminum Awnings First-Floor Use Change Other: Stucco X Window/Door Changes Missing Cornice Elements Other:						
Status:x Occupied Vacant Mixed NR Evaluation:x Contributing Non-Contributing Recommended for Intensive Level:x_ Yes No						
Surveyor: Joey Lampl Affiliation: Robinson & Associates Date: February-April 1992						











SANDTOWN - WINCHESTER / PENN - NORTH 13-4454 BALTIMORE, MD ELIZABETH QO LAMPL MARCH 1992 CITY OF BALTIMORE, GMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESSEVATION 2500-34 DRUID HILL AVENUE NORTHEAST ELEVATION ROLL 7/NEG 13 1000



Saudtown-Winchester/Penn-North #8-4454 Baltimore, MD Leonard Jackson July 1992 City of Baltimore, Commission for Historical and architectural Preservation 2520-34 Drund HIM Avenue VIEW FACING WEST Roll 9/Neg 24